

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

August 4, 2009

The staff meeting convened at 9:00 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Darwin Hall, Ash Creek Special Service District Manager; Tina Esplin, Washington County Water Conservancy District; and Randy Taylor, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director; Rachelle Ehlert, Deputy Civil Attorney; and Robert Beers, Southwest Utah Public Health Department;

CONDITIONAL USE PERMIT EXTENSIONS:

A. Review extension on a single family dwelling within the OST-20 zone, Section 29, T38S, R14W, SLB&M, generally located northeast of Pine Valley. Ron Rencher, applicant.

This is the 4th annual review, with the applicant actually living out of State eight (8) months out of the year, it has been difficult to get to the point of construction. Previously the applicant installed over 1,000 feet of water line, rebuilt the fence and keeps the pasture watered during the summer. The power, water tank, and septic were installed. This area is seasonal in nature, so there are probably 4 months out of the year that an individual could build. Records show that no permit has been issued as yet. Previously, Mr. Rencher indicated that most of the prep work is finished and he will obtain the building permit next season. **The staff granted approval of the Conditional Use Permit extension for an additional year, whereas this area is seasonal in nature and the initial work that went into applying for the conditional use should be enough to keep the use active.**

B. Review extension on a single family dwelling within the OST-20 zone, Section 29, T38S, R11W, SLB&M, generally located north of Smith's Mesa on Kanarra Mountain. Terry Wilson, agent and David W. Bauer, applicant.

This is the 3rd annual review, with the requirements for the Conditional Use Permit having been met by submitting a site plan, septic permit and quantity and quality of the water from springs for culinary use. The property is accessed from Kanarra Mountain in Iron County, then entering the 600 acre parcel on the Washington County boarder. The site plan meets all setback requirements. This area is seasonal in nature, so there are probably 4 months out of the year that an individual could build. Records show that no permit has been issued as yet. If the septic has not been installed, the applicant will need to reapply. **The staff granted approval of the extension for another year based on work completed for submission.**

LOT LINE ADJUSTMENT:

A. Consider a lot line adjustment on the Ballard/Hall properties on Kolob Mountain southwest of Kolob Reservoir. Joan Ballard, applicant and Tonya Jocelyn, agent.

The agent submitted a survey plat of the surrounding properties to resolve the issue of an

encroaching home located on the adjacent parcel (Tax ID 1048-A-1). The cabin was built by mistake on the adjacent property over 45 years (1962) ago. By purchasing .14 acres of property from Little Tree Properties LLC, this will rectify the encroachment issue and allow the applicant more parking and better access to this section of her property. This property qualifies, as it meets the requirement of the State Code and the Zoning Ordinance, being a parcel of record (Tax ID 1048-D) prior to the Zoning Ordinance Adoption in 1972. The planner indicated that setback requirements would be 10' on the sides and rear, within the current zone of SFR-1 acre. The County Engineer, Todd Edwards suggested that he review the legal description and the recorded deeds should reflect the description. **Staff felt there should be no problem in granting the Lot Line Adjustment, subject to the items requested by staff and filing a survey plat with the Washington County Map Depository within the required 90 days of survey.**

Deon Goheen, Planner

A handwritten signature in cursive script, reading "Deon Goheen", written over a horizontal line.